

INFORMAL MINUTES

March 5, 2007

2:00 p.m.

Oval Office

PRESENT: Commissioners Kathy George, Mary P. Stern, and Leslie Lewis.

Staff: John M. Gray, Jr., John Krawczyk, Steve Mikami, Tonya Saunders, and Chris Johnson.

Guests: David Bates, News-Register; Dennis Russell, Friendsview Retirement Community; Dena Smith and EJ McManus, Pacific Retirement Services.

* indicates item forwarded to formal agenda

Kathy called the meeting to order.

* Personnel - The Board discussed personnel requests from various departments. See agenda for details.

* Retirement Plans - Approve amendments to the following ICMA-RC retirement plans:
a. Model 457 Deferred Compensation Plan #303371;
b. Money Purchase Plan #108360.

Steve discussed the plan changes with the Board, which agreed that spousal consent should not be required to change the employee's beneficiary.

* Fire District - Adopt an amended final order for the formation of the new Carlton Fire District, amending Board Order 07-981 to correctly identify names of new directors and adopt a corrected legal description.

* Contracts/Grants - See agenda for details.

Murray Paolo discussed a grant application to the Siletz Tribal Charitable Contribution Fund for a helicopter searchlight and stated that this would not affect the county's eligibility for subsequent applications. The Board agreed to authorize the grant application. John K suggested that other departments considering the submission of Siletz grant applications coordinate them through the Board.

* Budget Transfers - Approve a transfer of \$80,000 appropriation authority and funds within the Self-Insurance Fund to cover a portion of the workers compensation cost overage.

John K stated that the remainder of the workers comp costs will have to be covered through a supplemental budget. Steve stated that the Juvenile Department has been hit particularly hard by the increase because the Juvenile Probation Officers had previously been misclassified and have now been moved up to the highest classification. He said he would look into the possibility of finding another classification for them. Mary stated that Tim Loewen was

struggling with his budget anyway because his 2007-08 beginning balance is much lower than anticipated, so he may need some help covering the increase in workers comp insurance.

* Approve a transfer of appropriation authority and funds from Capital Improvement to Facilities Maintenance for position authority

* Refund - Authorize a \$616 refund from the Planning Department to Dan Smith.

Measure 37 - Mike presented 35 new Measure 37 claims (see attachment). He recommended the denial of M37-173-06, M37-195-06, M37-197-06, and M37-199-06 because no new land use regulations have been enforced since the time of acquisition to reduce the property value. He recommended modifying, removing, or not applying the land use regulations for the remaining claims back to the respective dates of ownership.

* Leslie moved to hold public hearings on M37-169-06, M37-190-06, M37-192-06, and M37-200-06. The motion passed unanimously. The hearings will be scheduled for April 11, 2007.

Mary moved to hold public hearings on the remaining 31 claims. The motion failed, Mary voting aye and Kathy and Leslie voting no. John G stated that the orders for these claims will be ready for adoption on March 14, 2007.

* Committees - Approve the following changes to the Employee Safety Advisory Committee:

- a. Appoint Pete Lindberg, Public Works, and Lori Bales, Sheriff's Office, for three-year terms to expire March 18, 2010;
- b. Reappoint Chuck Vesper, Juvenile Department, for a three-year term to expire March 18, 2010.

The Board acknowledged the resignations of Russ Heath and Tim Svenson from the Safety Advisory Committee and Kevin Engelen, Roberta Charlton, and Mark Mosier from the Local Alcohol and Drug Planning Committee.

* Designation of Authority - Designate the Community Corrections Director and the Parks Coordinator as authorized persons for the purposes of Parks Ordinance 619. John G explained that this will give Richard Sly and Ken Huffer the authority to grant permits for overnight camping at county parks. The Board agreed that permit approvals should be subject to approval by the liaison commissioner until further notice.

Contract Policy - John G reviewed a draft policy designating signature authority to department heads for contracts, as recommended by a committee of department heads. He noted that purchase orders will be included in the definition of "contract". John K suggested that the policy be reviewed at Management Roundtable the following day.

YCTA - Tonya Saunders distributed draft copies of the by-laws for the Yamhill County Transit

Authority, which will be formed after the final hearing on March 14, 2007. John G will review the by-laws and make any necessary changes, after which they will be adopted by the YCTA Board of Directors. He suggested that the Board of Directors appoint an Advisory Committee at its first meeting following the March 14th hearing.

HUD 202 Project - Dennis Russell stated that although Friendsview has been a great success, there is still an unmet need in the county for affordable housing for seniors. He said that acquisition of land has been the biggest challenge in providing such housing. Dena Smith provided information about Pacific Retirement Services and the Housing & Urban Development (HUD) 202 program. She outlined the plans for a low-income senior housing project in the Newberg area and requested a letter of support from the Board. Kathy will review the sample letters provided and prepare a letter for the Board's signature.

The meeting adjourned at 4:30 p.m.

Anne Britt
Secretary

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

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DATE: February 28, 2007
TO: Board of Commissioners
FROM:  Michael Brandt, Planning Director
RE: Measure 37 Applications

Attached please find 35 Measure 37 applications that have been reviewed by this department. My recommendation for the respective applications is included with each staff report. The applications are as follows:

1. M37-127-06, J. Clifton Jensen - To divide the 52.3 acre property into seven lots (six lots of five acres and one lot of 22.3 acres) and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,500,000.
2. M37-136-06, John and Richard Kirsch - To divide the 41.43 acre property into seven lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$300,000.
3. M37-137-06, John Kirsch Revocable Living Trust - To divide the 152.46 acre property into thirteen lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$500,000.
4. M37-155-06, Paul Hoskins - To divide the 14.32 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$300,000.
5. M37-162-06, Bernards - To divide the 117 acre property into two to three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$600,000.
6. M37-163-06, Edna Long- To divide the 109.2 acre property into six to seven lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,595,000.
7. M37-169-06, Mary Anne Freeman Revocable Living Trust - To divide the 568.95 acre property into lots sized from one-quarter acre to twenty acres and to establish a dwelling on each vacant lot. The request includes industrial, commercial and/or recreational development. The applicant lists the loss of value at \$25,000,000.

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8. M37-170-06, Roy Aebi - To divide the 232.73 acre property into 23 lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$4,600,000.
9. M37-173-06, Frank Buck - To divide the 16.95 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$990,000.
10. M37-174-06, William Schmidt - To divide the 83.83 acre property into 40 lots and to establish a dwelling and/or commercial development on each vacant lot. The applicant lists the loss of value at \$3,450,000.
11. M37-175-06, Marvel Pendergraft - To divide the 32.65 acre property into fifteen lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,584,619.
12. M37-176-06, Faye Bell Smith Trust - To divide the 20.2 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$100,000.
13. M37-177-06, Nellie Jinings Family Trust - To divide the 39.3 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$600,000.
14. M37-178-06, Doris Haverman Revocable Living Trust - To recognize 19+ platted lots and to establish a dwelling on fifteen of the vacant lots and to establish commercial or light industrial development on the remaining vacant lots. The applicant lists the loss of value at \$2,850,000.
15. M37-179-06, Richard and Judith Jinings - To divide the 4.8 acre property into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$150,000.
16. M37-180-06, Vivian Moe - To divide the five acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$268,978.
17. M37-181-06, William and Martha Goodman - To establish a dwelling on each of five existing tax lots. The applicant lists the loss of value at \$160,000.
18. M37-182-06, Bryce and Barbara Mitchell - To establish a residential resort subdivision and a commercial shopping center on a 160.34 acre property. The applicant lists the loss of value at \$800,000.
19. M37-183-06, Thompson Family Trust - To divide the 22.6 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,398,000.
20. M37-184-06, Gordon and Carolyn Dromgoole - To divide the 28.7 acre property into three lots and to establish a dwelling on each vacant lot. One lot is to be used as a commercial/residential lot. The applicant lists the loss of value at \$340,000.
21. M37-185-06, Gordon and Carolyn Dromgoole - To divide the 68.17 acre property into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$370,000.
22. M37-186-06, Gordon and Carolyn Dromgoole - To divide the 58.8 acre property into eight lots and to establish a dwelling on each vacant lot and to divide the property into eight additional lots for commercial/light industrial development. The applicant lists the loss of value at \$3,795,000.

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23. M37-188-06, Alan and Marjorie Ehry - To divide the 33.2 acre property into three lots and to establish a dwelling and/or commercial uses on each vacant lot. The applicant lists the loss of value at \$2,700,000.
24. M37-189-06, Joan Silvers Revocable Trust - To divide the 6.05 acre property into twelve lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$550,000.
- ph 25. M37-190-06, Joan Silvers Revocable Trust - To divide the 10.01 acre property into ten lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$500,000.
26. M37-191-06, Gary and Diana Muir - To divide the 29.16 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$200,000.
- ph 27. M37-192-06, Adolfo and Janice Blanco - To divide the 33.71 acre property into one-half acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$2,528,250.
28. M37-193-06, Burden, Varuska and Gubser - To divide the 65.43 acre property into thirteen lots (twelve lots of 2.5 acres and one lot of 34+ acres) and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,211,000.
29. M37-194-06, Margaret and Gilbert Arendt - To divide the 9.78 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,800,000.
- deny 30. M37-195-06, Zim Lar Tree Farms, LLC - To divide the 571 acre property into 110 lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$20,417,346.
31. M37-196-06, Carson Trust - To divide the 33.29 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,035,139.
- deny 32. M37-197-06, Merritt and Grace Johnson - To divide the 3.56 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$274,605.
33. M37-198-06, Vermulm Living Trust - To divide the 7.2 acre property into seven lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$884,721.
- deny 34. M37-199-06, Hutchens Living Trust - To divide the 21.2 acre property into 21 lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$2,973,223.
- ph 35. M37-200-06, Thomas Bogh - To divide the 59.7 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$8,533,496.

I am scheduled to review these applications with you on Monday, March 5, 2007. If you have any questions or need additional information, let me know.

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